

**TOWN OF GILBERT
PLANNING COMMISSION - STUDY SESSION**

**VIA WEBEX TELECONFERENCE
Council Chambers
50 E. Civic Center Drive, Gilbert, AZ
May 6, 2020**

COMMISSION PRESENT:

Brian Andersen, Chair
Carl Bloomfield, Vice Chair
David Cavenue
Noah Mundt (Joined late)
Jän Simon
Philip Alibrandi
Nathan Mackin

STAFF PRESENT:

Sydney Bethel, Planner II
Stephanie Bubenheim, Planner II
Ashlee MacDonald, Senior Planner
Catherine Lorbeer, Principal Planner
Eva Cutro, Planning Division Manager
Nancy Davidson, Assistant Town Attorney

COUNCIL LIAISON PRESENT:

Scott September

RECORDER:

Dana Desing

CALL TO ORDER

Chair Brian Andersen called the May 6, 2020 Study Session of the Planning Commission to order at 5:08 p.m.

1. **UP20-06 HERITAGE NORTH - GROUND FLOOR RESIDENTIAL:** Request to approve a Conditional Use Permit for approx. 10.8 acres located at the southwest corner of Gilbert Road and Juniper Avenue to allow ground floor residential I in the Heritage Village Center (HVC) zoning district.

UP20-08 HERITAGE NORTH - HOTEL: Request to approve a Conditional Use Permit for approx. 10.8 acres located at the southwest corner of Gilbert Road and Juniper Avenue to allow a hotel in the Heritage Village Center (HVC) zoning district.

Z20-02 - HERITAGE NORTH: Request to amend Ordinance No. 1202 pertaining to the La Vida Serena Planned Area Development overlay zoning district (PAD) by removing from the La Vida Serena PAD approximately 10.8 acres of Heritage Village Center (HVC) zoning district with a PAD, generally located at the southwest corner of Gilbert Road and Juniper Avenue; approving the Development Plan for the Heritage North PAD; and changing the zoning classification of said real property from 10.8 acres of Heritage Village Center (HVC) zoning district to 10.8 acres of Heritage Village Center (HVC) with a PAD.

Senior Planner Ashlee MacDonald advised that the three cases will be heard together, UP20-06, UP20-08 and Z20-02, for Heritage North. The site is located in the Heritage District off of Gilbert Road south of Juniper Avenue with Ash Street on the west side. The Powerline Trail is on the south side of the property with the developed part of the Heritage District south of the Powerline Trail. It is a 10.8 acre parcel zoned HVC with PAD as part of the existing La Vida Serena PAD and the applicant is seeking to remove this piece of the property from that PAD and create the new Heritage North PAD with its own deviations. They are looking to increase the maximum building heights for four buildings and decrease the minimum building heights for two of the buildings.

In addition, two Use Permits are being requested to allow ground floor residential and to allow a hotel in the Heritage Village Center zoning district. There is also a Design Review application under review by the Redevelopment Commission as well as an Administrative Use Permit for shared parking based on the unique uses on the site. There is a total of five applications, although only three will be heard by the Planning Commission.

The applicant is far exceeding the Minimum Floor Area required in HVC of 25%. This is a pretty dense project which hopes to bring some excitement and activity to our downtown. They are requesting a modification of the Minimum Building Height for two of the buildings from 35 feet/2 stories to 20 feet/1 story. They are also proposing a modification to the Maximum Building Height from 55 feet/5 stories to 76 feet/6 stories. In the Design Review, staff identified areas where they may need to request deviations that are not part of the current request. In HVC, the build-to-line must be within 10 feet of the property line and 75% of the ground floor shall consist of windows between 2 and 8 feet. It was unclear whether or not they could meet these provisions or whether it even made sense in that multi-family. Deviations may be worked out related to those items.

The Development Plan showed the location of the ground floor multi-family, the hotel site, retail/restaurant sites, parking garage, office, and retail buildings. There is a parking garage in the center of the multi-family to serve that component. They are requesting an additional story to the multi-family building and the boutique hotel. They are requesting a reduction in height for two retail buildings, one of which is along Gilbert Road. Staff would like to see the one-story building along Gilbert Road look a little taller to preserve the street appearance and has asked the applicant to redesign that building. Staff is more comfortable with the reduction in height on the other retail building next to the common open space. The parking garage is proposed at 60 feet and 6 stories. The tallest building would be the office/retail building along the Powerline Trail at a total of 75 feet and 5 stories.

For context, Ms. MacDonald advised that the tallest existing building in the Heritage District is the University building at 68 feet 8 inches, not much shorter than what is being proposed. The PAD for the University Building was approved with a maximum height of 80 feet. The Water Tower is 123 feet tall and staff is conscious of preserving those views. Staff has asked the applicant to provide some perspectives that show the view corridor towards the Water Tower. Staff felt that the applicant's rendering fits with the area and is seeking feedback on the deviations requested.

The Use Permit request in UP20-06 is to allow ground floor residential in HVC totaling just under 75,000 SF. There is a total of 313 residential units, including the ground floor units. The Use Permit requested under UP20-08 is to allow a hotel in HVC with 150 rooms, consistent with the development agreement entered into on the property.

Staff is requesting input from the Commission on the height increase requested on four of the buildings, the height decrease for buildings 4 and 6, and feedback on the Use Permit requests. The applicant is on the line to answer any questions.

QUESTIONS/COMMENTS:

Commissioner Cavenee asked if there would be any other use above the residential or would it be residential from the ground floor up to the top. Ms. MacDonald stated it is a residential building and includes amenity areas such as a fitness center and parking garage.

Commissioner Cavenee noted that the mixed-use was not extensive to vertical integration, but would be all horizontal integrated mixed-use development. Ms. MacDonald stated that was the case.

Commissioner Cavenee asked if the multi-family component would have any fencing or separation from the commercial or was it pretty much free flow open access. Ms. MacDonald stated it would be free flow as everything is intended to integrate and interact synergistically. There is landscaping to shield and the hotel has a pool fence to provide some separation from the multi-family.

Commissioner Cavenee asked for clarification on whether all of the residential users were being asked to park in the one garage at the northwest corner of that property. There is not a lot of street parking. Ms. MacDonald stated that is correct.

Commissioner Cavenee noted the parallel stalls for guests. This lot currently gets a lot of overflow parking from the nightlife in the Heritage District. Has the developer provided much parking beyond the required demand? Ms. MacDonald stated there is a separate parking production application based on shared uses which has undergone first review by staff. There were a lot of questions and staff has requested more information to clarify how that site will function.

Commissioner Simon asked if this multi-family was going to be apartment or condo for sale. Ms. MacDonald stated that is a good question. She recalled that it was for rent but will clarify that for the next meeting. Commissioner Simon felt like we were putting in a lot of apartment complexes, but there was no multi-family condo product like this in Gilbert that he was aware of.

Commissioner Mackin thought this project was a no brainer. He would give as much flexibility as possible as this is a much higher and better use than the current development. As long as it flows with the current Heritage District and does not detract from that usage, he felt it was a wonderful compliment to the District and was all for giving as much flexibility as they need. He could see that they know what they are doing. Allowing them to determine how to best develop their property according to the market is wise on our part.

Commissioner Alibrandi was concerned on the parking and would be interested to see the final answer on that.

Commissioner Cavenee felt the height adjustment on the tall building on the south fits fine given the canal there. Although from a look and feel perspective, it may tend to create a feeling of cutting this development off from the energy of the existing experience or environment to the south. Rather than capping it, he felt it acted as a blockage visually between that flow. It would make sense to him to drop this component on the northwest or northeast corner to create a boundary to what is a thriving experience there. As far as the reduced height of the building along Gilbert Road, he can definitely appreciate having that streetscape and high building elevation type experience. He also believed there was value in creating view windows into a taller development behind. Going down Gilbert Road, it is great to have that height, but to be able to get a glimpse of what is beyond can draw people in. He felt it looked great. In terms of the Use Permit requests, this is a good example of a horizontally mixed-use development, of which we've seen some efforts in the past. He felt not having the barriers between them and really integrating them on the same lot makes sense. He did not see how the hotel would park itself unless it is all valet to the garage, and then they would have to segregate it from the residential assigned stalls. He was a little concerned on where to park the hotel, but thought the Use Permit cases were fine.

Commissioner Simon commented on the height on the south by the canal. He would fear the potential walling off of the Heritage District and would like to see what that flow looks like from one side to the other. He also had a concern on the parking in the District with the addition of a large hotel and with the multi-family using the parking garage. He would like to understand how they plan to address that situation. He felt the height did not seem like much of a variance from the University building. He was fine with the requested height variances.

Chairman Andersen asked if there was a minimum height standard in this area. Ms. MacDonald stated the minimum height requirement in the Heritage Village Center is 35 feet/2 stories for new buildings. The two proposed buildings are one story and roughly 25 feet and do not meet the minimum requirement. Chairman Andersen had no problem with that height reduction and felt it was reasonable. He noted there are a few buildings in the area that are one story, but they made up the difference in height. He noted the parking reduction was a separate application. Ms. MacDonald stated that was board done through an Administrative Use Permit.

Chairman Andersen stated this is a pretty busy area now and once this development happens, it will bring a lot more people to the area. He lives not too far from the Heritage District and noted that before the Coronavirus it was a pretty busy area, especially on the weekends. Parking is difficult now even with the new parking structure. Personally, he would not allow a reduction, although if that is done administratively, the Commission doesn't have much say. He would ask staff to be cautious of how much of a reduction to allow. Regarding the height, he

asked if there has been any outreach to the neighboring areas? He noted there is a single-family neighborhood on the west side. Ms. MacDonald stated they have held an open house style neighborhood meeting with a handful of people in attendance. The feedback was pretty positive. She has not heard of any concerns.

Chairman Andersen asked if it was safe to assume that the single-family neighborhood to the west feels okay with having a five-story building adjacent to them on the east. Ms. MacDonald stated as this moves forward through the process, we will continue notification for the public hearings and will continue to seek input.

Chairman Andersen noted the biggest concern with multi-family next to single-family is the height and not wanting people looking into their backyards. He asked if there was a need for the proposed hotel in this area. Ms. MacDonald stated a hotel was part of the RFP for this site. The town was interested in securing a boutique style hotel on this site to offer another amenity to our downtown.

Chairman Andersen clarified that the town was confident that if a hotel was built here that it will be occupied. He thought the project was great and is definitely what the area needs. It is definitely a good spot for it. The images and illustrations show a nicely designed project. He was excited to see the development and hoped it will continue to go forward and be built.

2. DR20-09 CENTRAL ARIZONA SUPPLY/POTATO BARN: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 4.9 acres, generally located at the southwest corner of Wade Road alignment and Williams Field Road, and zoned General Commercial (GC).

Planner Stephanie Bubenheim presented DR20-09 Central Arizona Supply (CAS)/Potato Barn located within the Gateway Character Area along Williams Field Road and Recker Road to the west of the Cooley Station Village Center area east of the railroad crossing. The Potato Barn building has been in existence since the 1960s and has been vacant for a couple years. It used to be a furniture store. In 2017, a Design Review was approved for the site in a phased development, and the applicant is looking to modify the phasing and update the elevations. The first approval had two additional new buildings proposed at 10,000 and 14,000 SF for Phase 1. Phase 1 was initially to be occupied by CAS, Central Arizona Supply, which is a specialized plumbing sales and service company. Future phases would have the Potato Barn site with the exterior building.

The Master Site Plan for this Design Review is basically the same layout with some parking modifications. The two buildings to the east are still proposed in the same positions and square footage, but the phasing has been updated to show that the Potato Barn site will be the first phase with adaptive reuse of the building as well as the building to the south. Since the first review, the applicant has notified us that the exterior building is not able to be rehabilitated. That building will be taken down and Buildings 2 and 3 will be consolidated into one building at 5,000 SF. The site was also approved through an Administrative Use Permit for a parking reduction due to the specialized use of the plumbing service company. There is an amendment to that Administrative Use Permit to update it to reflect the new site layout and the shift in uses.

The landscape plan is consistent with what was previously approved. There is a 50 foot natural gas line along the Wade Drive alignment and staff has requested that any trees that were proposed or required in that section be shifted throughout the site in order to still meet the requirements for vegetation. The red color of the existing Potato Barn building will be sandblasted and the gray CMU will be used as the primary color. They will pay homage to the original red color on the canopy posts. The frontage seen along Williams Field Road will provide the main entrance into CAS with a patio overhanging the new proposed windows. The existing ramp will be covered with vegetation to create an outdoor display area. The east elevation will be seen along Williams Field Road heading west and the west elevation will be seen going eastbound on Williams Field. The colors and materials proposed with the 2017 Design Review have a lot of variation. Staff is requesting input from the Commission on the compatibility of the Potato Barn phase with the already approved DR.

The renderings show how the canopies extend over the frontage of the building using the red accent on the posts. The existing pop out columns they are proposing to paint red as well. This section of the building is reserved for future retail and the west half of the building will be for the Central Arizona Supply. Along the west side, they have added columns in red and the window has been modified. The 5,000 SF building proposes a corrugated metal material, although the Design Guidelines request that corrugated metal not be used as a main primary building material. As this is an ancillary building to the site, staff does not feel that it is a main building material and it will not be seen much from the right-of-way. The railroad is going along the south and there will be a future commuter rail leading into the Cooley Station commuter rail station. Staff will look for feedback from the Commission as to whether more articulation is needed or a mural to brighten up this elevation. The two approved buildings that were part of the 2017 DR case used a lot of variation in colors and materials. One building does have some corrugated metal used primarily as a roof material. There will be a breezeway to connect the Potato Barn building to the 5,000 SF warehouse and service building.

Staff is requesting input from the Commission on the colors and materials of the Potato Barn building as well as the articulation of the rear service building (Building 2).

QUESTIONS/COMMENTS:

Commissioner Cavenee stated, given the usage, he did not mind how it looks. The elevations are pretty dark and kind of monolithic, but the red columns and the awnings do punch it a little bit. He might want to see a little more contrast between the walls and the roof. He felt the real key will be the landscaping and if it greens up and matures quickly, it will soften the building. He was okay with everything shown on the renderings. For the rear building, he thought we ought to push for a better correlation with the existing building. He does realize that it is a 1960s building, but he felt the corrugated metal was not the right primary material, but could be an accent. Even though it is only viewable from the railroad side, he felt it should correlate more. It can still be a simple building, which is okay for its purpose and position, but the materials could be more aligned with the main building.

Commissioner Mackin agreed with Commissioner Cavenee on the service building and felt it could be better. The main building suits the kind of industrial retail market they are reaching for. It is a better use and is better looking than the current use, so he does not take much deference there. If something were done to improve the look of the the south and west walls of the support building that are exposed to the rail or to neighboring properties, it would be a benefit to the project.

Vice Chair Bloomfield advised that this whole area used to be known as Higley and it had its own little downtown, which has since been transformed dramatically with the improvements in the area. The Potato Barn is a leftover remnant of that era and timeframe. He appreciated that they are keeping the building and refreshing it and paying homage to the extent that they can. It feels like the previous application had a greater variety of materials that made it fit in more with what that area was historically. It is also pretty close to the Cooley Station Village Center which is so new and modern and has its own feel. He asked if there were requirements in the General Plan or the zoning categories for this area that would give more direction to the developer as to whether what they have proposed is okay or whether it would be better to have the previous variety of materials on these buildings. He had a hard time trying to figuring out what would be best in this area, whether to bring out more of the historical value or try to adapt this and bring it into the more modern feel of the Cooley Station area.

Ms. Bubenheim advised that this site is not part of the Cooley Station design guidelines, although it is part of the Gateway Character Area, which focuses on the village center of a neo-traditional neighborhood. It does pay homage to some of that in the previous DR with a more agrarian style architecture and pulling the brick used in the Cooley Station. This site does not have design guidelines to follow other than the General Commercial design guidelines for the town. They have proposed what they had in 2017 based on the style in which they wanted to build the site.

Vice Chair Bloomfield appreciate that synopsis. He was all for people trying to figure out the best use of their property. The Higley downtown was a significant historical part of the agricultural nod that the town has. He understood that the applicant will hear the Commission's comments and if they choose to, they can bring back some of those other materials if it makes sense. They are meeting all of the requirements at this point.

Commissioner Alibrandi has been around this building for 18 years and did not realize until today that there was a building out back. He did not care much about light rail seeing a corrugated building. He was more concerned as the phases develop over time, that it ties into the other two buildings in the future phases. He did not know if the corrugated building was for the look or to keep it inexpensive. He agreed with Commissioner Cavenue's comment about upgrading that building, although literally no one will see it other than maybe people parking on that side or the rail, and he was not so concerned about the rail. As a proud supporter of the Higley Achievement Foundation for the Higley Unified School District, he stated Higley is not dead, it is still here. He thought it was nice to see this site reactivated. He still sees people taking wedding pictures on the front porch as it has been empty for several years now.

Commissioner Cavenue would like to keep the character of the building and felt there was value in that.

Commissioner Simon liked the look and feel of the main building. He felt the back building seemed like an afterthought. He was not sure whether that was for cost efficiency, but he would like to see it tied in more with the look and feel of the front building from a material perspective. From the renderings, it looks like the trees will block most of the view from the rail, so that is not a concern.

Vice Chair Bloomfield did not intend for his comments to suggest that he was disappointed with how this looks. He likes the look and feel. With it being such a historical landmark for the area, it seems to make sense to have a better variety of materials or more of what it used to have. He felt it was a definite upgrade and will be a great addition to the area, although he would like to make sure that the historic value was considered and addressed.

3. DR20-58 ACERO VAL VISTA: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 14.88 acres, generally located at the northeast corner of the Melrose Street alignment and Quartz Street, and zoned Multi-Family/Medium (MF/M).

Chairman Andersen declared a conflict on this item and turned the meeting over to Vice Chair Bloomfield.

Vice Chair Bloomfield invited staff to make a presentation.

Planner Sydney Bethel presented DR20-58 Acero Val Vista Design Review application. The site is located at the northeast corner of the Melrose Street alignment and Quartz Street. It is approximately 14.88 gross acres and is presently vacant. Earlier this year, the site was rezoned from Regional Commercial (RC) to Multi-Family Medium (MF/M). It is also located within the Val Vista Medical Growth Area. Staff is requesting input from the Commission on increasing the pedestrian connectivity to Quartz and Melrose Streets and general feedback on the elevations. The applicant has requested to submit CDs at risk and staff would support that as long as the applicant is able to address all first review comments prior to the CD submittal.

The applicant is proposing a new 328 unit multi-family development with a density of 22 DU/Acre. The project has a total of 13 proposed residential buildings along with 7 carriage units, which are a combination of residential with a garage below. The residential buildings are located along Quartz and Melrose Streets and also internal to the site. The carriage units are located along the eastern and northern perimeters. The primary access is provided off of Melrose Street, which is a planned collector. As part of this development, the applicant will be required to construct the half street of Melrose and associated site improvements going to Val Vista as well as improvements on Quartz Street. A secondary access is proposed on Quartz Street as an exit only. There are sidewalks proposed internally to the site as well as on Melrose and Quartz Streets along those improvements. There is only one

portion of the sidewalk that is proposed to connect from the internal portion of the development to Melrose Street. Staff has requested that additional pedestrian connections be provided from the site to Quartz and Melrose Streets due to the location adjacent to the commercial development as well as the Campo Verde High School to the west.

The landscape plan generally meets requirements and exceeds the open space requirement. The proposed landscaping includes a robust palette of trees, shrubs, ground covers, cacti, and accent plants. The primary amenity area with the clubhouse is located just ahead of the primary entrance off of Melrose. A second amenity area is provided on the western portion of the site.

The proposed buildings include a combination of one, two and three stories with a maximum building height of 40 feet. The primary building material is stucco painted in a range of white and grays with a brick veneer in a gray tone as the primary accent material. The building style is contemporary modern. The garages are located throughout the site internally. Staff has recommended that the applicant provide a variation of garage door types for a greater distinction. Some suggestions were changing the colors and adding windows. There is a total of 7 carriage units located on the northern and eastern perimeters. The residential buildings offer 4 different color combinations and 3 different types of residential buildings.

During the first review, staff made several recommendations on the elevations. These included providing a variation of window types and increasing the massing on the pop outs on the side of the residential building elevations, including the use of brick veneer on the residential building elevations, and adding the brick veneer to the accessory buildings. That element was included on the clubhouse, but not on the carriage units or the garages. Staff also recommended the addition of an entry feature in front of the stairwells. Exposed stairwells are allowed, although we do prefer that those are concealed and well-integrated into the building. Staff also suggested adding another color scheme due to the large site area.

Staff is requesting input from the Commission regarding the pedestrian connectivity and general elevation feedback. The applicant is pursuing Construction Documents at risk.

QUESTIONS/COMMENTS:

Commissioner Simon would love to see another color and felt it was very monotone. They do mix it up, although it still feels bland. He asked if there was pedestrian access to Quartz or only out to Melrose Street? Ms. Bethel advised that there are no pedestrian gates proposed externally at any of the entrances, even the one with the connecting sidewalk. Staff would like to see pedestrian gates to access the sidewalk. Commissioner Simon felt it would be important to have pedestrian access there with the proximity to the high school.

Commissioner Cavenee had a similar reaction as Commissioner Simon. He felt it seemed a little monotone, although it is very modern. He did not mind it so much as with the right accent materials such as stone, they could vary the texture of the building so that the colors don't become so plain or monotone. He felt they have articulated it enough with the caps on the towers and other vertical elements. The outdoor walkways are interesting. He would not think you would typically want those for a residential development like this, but he felt they added a modern touch. He thought it looked pretty good. The pedestrian walkways look fine as long as we can get them out to the collector streets in order to get the pedestrians and people walking dogs.

Commissioner Mackin agreed with Commissioner Simon about using a different color besides another shade of gray or white. He also agreed with Commissioner Cavenee that there is enough architectural interest and felt the stairwells fit this particular project. He agreed with a lot of the other staff recommendations. Due to the modern scheme coupled with the lack of architectural diversity, he thought the garages looked like light industrial warehouse units. He felt more can be done there to improve the variety and interest throughout the community since the garages are a good part of what many people would see driving in and out of the community.

Vice Chair Bloomfield noted a general consensus among the Commission that they would like to see pedestrian access, especially going to the west towards the high school. There is bound to be a few students that would

appreciate that access. There is no access going to any other properties, even though it may make sense going to the east and into that commercial area. He did not feel that would be a great addition to this development. The sidewalks along the streets would be a welcome addition. He would support some variation in the garage doors and appreciated staff's comments about colors and updating the garage doors styles. He felt the garages were a little too monotone and not nearly as interesting as you would expect. This will be a high end development and he is excited for it. He has always appreciated this development being here and felt it will work well. He would encourage perhaps a little more thought towards the colors.

With no further comments, Vice Chair Bloomfield turned the meeting back over to Chairman Andersen.

4. DR20-25, GREYSTAR ACTIVE ADULT APARTMENT HOMES: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 13.89 acres, generally located at the northwest corner of Recker Road and Somerton Boulevard, and zoned Multi-Family/Medium (MF/M) with a Planned Area Development (PAD) overlay.

Planner Stephanie Bubenheim presented DR20-25 Greystar Active Adult Apartment Homes located within the Cooley Station area at the southwest corner of Williams Field and Recker Roads. To the southeast is an existing Legacy Charter School. This development will be located at the northwest corner of the future Somerton Boulevard and Recker Road. The site is 13.89 acres and is proposed as a 201-unit 55-plus age-restricted community. The development plan for this corner was included to show all of the development happening in the area. Somerton Boulevard will extend past this site and connect with Verde Drive, which will be constructed with the Verde at Cooley Station development. Another apartment community, Quintana at Verde, was approved earlier this year. The future transit station site is depicted in blue on the area map. Staff is requesting input on the overall design, the colors and materials, and the different building types.

The main entrance will be located off of Recker Road and this site will be gated based on the age-restricted community request. Staff has worked with the developer trying to promote the limited use of gates and fences in the Cooley Station area and to promote connectivity throughout the entire Cooley Station Village Center area to allow users to flow through the different uses. Staff has asked the applicant to place buildings as close to the property lines as possible and to use them as the walls and fences, and to limit those walls to in-between the buildings. There are two main entrance gates that will lead into the north area that has the Casita buildings with two-car garages. The paseo area is part of the pedestrian corridor/urban trail in the Cooley Station area that starts up at Williams Field Road and goes down through the Verde at Cooley Station apartment project. That paseo will continue down to access the future commuter rail that will promote additional pedestrian and bike access that is not on the roadways. The main three-story building will have some amenities internal to the site and will front along Somerton Boulevard. The units on the first floor will have access to the sidewalk along Somerton. The Villa building is a two story ancillary building with multiple apartment units that will front along Recker Road. There will be three points of access to this building from Recker Road. Staff has promoted having many points of access for pedestrians to move between the site and the other uses and up to the pedestrian corridor.

The landscape plan is a bit outdated with a previous layout. A major connection point to the north will lead these users to the amenities of the Verde at Cooley Station development with a lot of restaurants and services. An additional pedestrian access is provided along the western side of the trail. Staff is requesting that the applicant provide a pedestrian node in this area to focus as a main point of access to get to the future commuter rail station site. An additional access point will be located at the hard corner of Recker Road and Somerton Boulevard.

Ms. Bubenheim noted that 45% of the site is landscaped, which exceeds the 40% requirement for the Multi-Family/Medium zoning district. Amenities include pickleball courts, yoga, a community garden, and a stage. This development is really promoting community interaction within the active adult community. The wall plan will be updated due to the site plan being updated. Staff is encouraging limited wall use throughout the site due to

the location in the Cooley Station area and is looking to enforce low walls. Typically, walls are 6-8 feet in Multi-Family, but we do not have a requirement on this site because it was part of a development plan that had no requirements for wall heights. Staff is asking that they lower the walls currently shown at 6 feet. The colors and materials are consistent with the Cooley Station area and include stucco and brick similar to the fuego red. Any walls in the development plan need to follow the fuego red brick that is common to Cooley Station. They will also be using the Hardie plank siding.

The applicant has updated their elevations since the first review. The three-story main building will be seen from Somerton Boulevard along the right-of-way. They are also proposing some metal roofing pulling into the agrarian theme. This site is focused on meeting contemporary with agrarian due to the product types being used and trying to capture that neo-traditional feel while going further into the higher density area of the Cooley Center. The main entrance features a porte-cochere with metal roofing.

The Casitas pay homage to the neo-traditional character seen throughout the residential developments that have been completed throughout Cooley Station and the Fulton Homes sites being built directly to the east. The Casitas are integrated into the feel and character of the area and some will be seen along the right-of-way.

The Villas are located along Recker Road. The layout has a hallway with a lot of windows to bring more of the transparency that we are seeking in the Cooley Station area. They are using the brick and carrying that up to the second floor. The roof style varies from a parapet to a gabled roof. The garages will be internal to the site located in front of the Villas and along the Casita area.

Staff is requesting input from the Commission on the design, colors and materials, and how the three building types interact together.

QUESTIONS/COMMENTS:

Commissioner Cavenee thought the colors and the architecture looked great.

Commissioner Simon agreed and felt they were doing a great job. He liked the look and feel of it.

Chairman Andersen felt there was general consensus that everyone liked the project.

Commissioner Mundt stated he liked the project and felt they did a good job. He liked the textures on the top.

5. Discussion of Regular Meeting Agenda:

Chairman Andersen reviewed the Consent and Non-Consent items on the agenda. There were no requests to move any agenda items. The Commission will take a five-minute break before convening the public hearing.

ADJOURN STUDY SESSION

Chairman Andersen adjourned the Study Session at 6:20 p.m.

Brian Andersen, Chairman

ATTEST:

Dana Desing, Recording Secretary

TOWN OF GILBERT
PLANNING COMMISSION - REGULAR MEETING
VIA WEBEX TELECONFERENCE
Council Chambers
50 E. Civic Center Drive, Gilbert, AZ
May 6, 2020

COMMISSION PRESENT:

Brian Andersen, Chair
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Nancy Davidson, Assistant Town Attorney

COUNCIL LIAISON PRESENT:

Scott September

RECORDER:

Dana Desing

PLANNER	CASE	PAGE	VOTE
Keith Newman	DR19-143	2	Approved
Keith Newman	DR19-152	3	Approved
Sydney Bethel	DR19-194	3	Approved
Sydney Bethel	UP20-04	3	Approved
Josh Rogers	DR19-202	4	Approved
Keith Newman	S19-08	5	Approved

CALL TO ORDER OF REGULAR MEETING

Chair Brian Andersen called the May 6, 2020 Regular Meeting of the Planning Commission to order at 6:26 p.m.

PLEDGE OF ALLEGIANCE

Chair Andersen led the Pledge of Allegiance

ROLL CALL

Planning Division Manager Eva Cutro called roll and determined that a quorum was present.

6. APPROVAL OF AGENDA:

Chair Andersen confirmed that there were no edits requested to the agenda and called for a motion to approve the agenda.

MOTION: Vice Chair Bloomfield moved to approve the Agenda as written; seconded by Commissioner Mundt.
Motion passed 7-0.

COMMUNICATIONS

7. COMMUNICATION FROM CITIZENS:

At this time, members of the public may comment on matters within the jurisdiction of the Town but not on the agenda. The Commission is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.

The phone lines were opened up to all attendees who may wish to speak. Shawn, Mark and Rick were on the line, although their connection was lost.

8. REPORT FROM COUNCIL LIAISON ON CURRENT EVENTS:

Chairman Andersen congratulated former Planning Commissioner Scott September on his appointment to the Council.

Councilmember Scott September was delighted to be working with the Planning Commission again as their Council liaison. The Planning Commission is where his heart is and where he really started working and serving here in Gilbert.

Councilmember September reported that this week the seventh member was appointed to Council, Yung Koprowski. He reminded everyone to text *GILBERT* to 313131 for COVID-19 updates.

PUBLIC HEARING (CONSENT)

All items listed below are considered the public hearing consent calendar. The Commission may, by a single motion, approve any number of items where, after opening the public hearing, no person requests the item be removed from the consent calendar. If such a request is made, the Commission shall then withdraw the item from the public hearing consent calendar for the purpose of public discussion and separate action. Other items on the agenda may be added to the consent calendar and approved under a single motion.

Chairman Andersen read the Public Hearing items on the agenda and asked the Commission if there were any conflicts with the Consent Calendar. There were none.

Chairman Andersen opened and closed the public hearing.

9. DR19-143 THE BUNGALOWS ON ASH: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 15.91 acres, generally located north of the northeast corner of Gilbert Rd. and Houston Ave., and zoned General Commercial.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR19-143 The Bungalows on Ash: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 15.91 acres, generally located north of the northeast corner of Gilbert Rd. and Houston Ave., and zoned Multi-Family/Low (MF/L) with a Planned Area Development, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the May 6, 2020 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.

3. Monument signage has been included in this approval and will require a sign permit prior to construction.

10. DR19-152 THE BUNGALOWS ON RAY: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approx. 16.62 acres, generally located at the northwest corner of Ray Rd. and San Tan Village Pkwy., and zoned Multi-Family/Low (MF/L) with a Planned Area Development (PAD) overlay.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR19-152, The Bungalows on Ray: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approx. 16.62 acres, generally located at the northwest corner of Ray Rd. and San Tan Village Pkwy., and zoned Multi-Family Low (MF/L) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission/Design Review Board at the May 6, 2020 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. Monument signage has been included in this approval and will require a sign permit prior to construction.

11. DR19-194 ACACIA OFFICE: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 0.56 acres, generally located 1250 North Acacia Drive, and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR19-194, Acacia Office: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 0.56 acres, generally located at 1250 North Acacia Drive and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the April 1, 2020 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. Signage is not included in this approval. Administrative Design Review approval for monument signage is required prior to permitting.

12. UP20-04 VERIZON PHO COSMO DOG: Request to approve a Conditional Use Permit for approximately 360 square feet located at 2431 East Ray Road to permit a Wireless Communication Facility (55 foot high monopole) in the Public Facilities/ Institutional (PF/I) zoning district.

STAFF RECOMMENDATION

Make the Findings of Fact and approve of UP20-04 Verizon PHO Cosmo Dog: Request to approve a Conditional Use Permit for approx. 360 square feet located at 2431 East Ray Road to permit a Wireless Communication Facility (55 foot high monopole) in the Public Facilities/ Institutional (PF/I) zoning district. subject to conditions:

1. The Project shall be in substantial conformance with the site plan and elevations/details shown on the Exhibits provided under Attachment No. 5 and Attachment No. 6.
2. The project is required to receive approval from Union Pacific Rail Road through a lease agreement for the utilization of their property for the purpose of the required fire access for the monopole site as shown in Attachment No. 5 prior to submitting for CDs.

MOTION: Vice Chair Bloomfield moved to recommend approval of Consent Agenda Items 9. DR19-143, THE Bungalows on Ash; 10. DR19-152, The Bungalows on Ray; 11. DR19-194, Acacia Office; and 12. UP20-04 Verizon Pho Cosmo Dog, as presented; seconded by Commissioner Cavenee. **Motion passed 7-0.**

PUBLIC HEARING (NON-CONSENT)

Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Commission by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing item you must fill out a public comment form indicating the Item Number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Commission.

13. DR19-202 SANDMAN ELLIOT INDUSTRIAL BUILDING: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.42 acres, generally located on the southeast corner of William Dillard Drive and Elliot Road, and zoned Light Industrial with a Planned Area Development (PAD) overlay.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR19-202 Sandman Elliot Industrial Building: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.42 acres, generally located on the southeast corner of William Dillard Drive and Elliot Road, and zoned Light Industrial with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the May 6, 2020 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.

Planner Josh Rogers presented DR19-202 Sandman Elliot Industrial Building, located west of McQueen Road at Elliot Road just west of the Gilbert Spectrum area. This is part of the tech center that has been there for quite a long time. This was one of the first parcels in the initial rezone from Agriculture (AG) to Light Industrial (LI), but it has since remained undeveloped. This is a 1.5 acre site on the corner of Elliot Road and William Dillard Drive. The applicant is proposing an approximately 12,000 SF office/warehouse facility.

Staff felt the applicant has done a very good job for such a small building with the use of materials and the very modern style. The colors and materials were reviewed. Staff has no issues with the proposed site or the plan and is recommending approval. Mr. Rogers welcomed any questions or feedback from the Commission.

QUESTIONS/COMMENTS:

Commissioner Simon appreciated finally getting something for this corner and was fully in support of the design as presented.

Chairman Andersen asked if the applicant wished to address the Commission. Mr. Rogers advised that the applicant was on the line listening in on the meeting but was unable to connect. He had nothing else to add to the presentation.

Commissioner Cavenee noted that there looks like a monument sign or screen wall at the northwest corner. Mr. Rogers was not sure what that was, but advised that it is existing at this time. It was not added by the applicant, but was part of the existing off-site infrastructure.

Commissioner Cavenee asked if there were any perimeter walls. He noted some type of enclosure at the southeast corner. Are there any other perimeter barriers? Mr. Rogers stated there are parking screen walls on the north end south of the trees. Also, on the east side is an enclosed service yard with gates and 8 foot walls.

Chairman Andersen asked staff to open the line to the attendees for any comments. There were no requests to speak on this item.

Chairman Andersen closed the public hearing and brought the discussion back to the Commission.

Commissioner Alibrandi noted the office/laboratory on the drawing. He asked what type of use that might be. His concern would be related to industrial gasses. Mr. Rogers advised that the facility does materials testing such as for streets as part of their business.

With no further discussion, Chairman Andersen called for a motion.

MOTION: Commissioner Cavenee moved to approve the Findings of Fact and approve DR19-202 Sandman Elliot Industrial Building: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.42 acres, generally located on the southeast corner of William Dillard Drive and Elliot Road, and zoned Light Industrial with a Planned Area Development (PAD) overlay; seconded by Commissioner Alibrandi. **Motion passed 7-0.**

14. S19-08 MERCY VAL VISTA CENTER: Request to approve a Preliminary Plat and Open Space Plan for 5 lots on approx. 8.97 acres generally located at the southeast corner of Val Vista Dr. and Mercy Rd.; and zoned Business Park (BP) and General Commercial (GC) zoning district with a Planned Area Development (PAD) overlay.

STAFF RECOMMENDATION

Approve the Findings of Fact and S19-08, Mercy Val Vista Center - Request to approve a Preliminary Plat and Open Space Plan for 5 lots on approx. 8.97 acres generally located at the southeast corner of Val Vista Dr. and Mercy Rd. and zoned Business Park (BP) and General Commercial (GC) zoning district, both with a Planned Area Development (PAD) overlay, subject to the following conditions:

1. The Final Plat and Open Space Plans for Mercy Val Vista Center and construction of the project shall be in substantial conformance with all plans associated with this case approved by the Planning Commission/Design Review Board at the May 6, 2020 public hearing.
2. Future proposed signage complying with the Land Development Code shall be approved administratively by Planning Staff prior to submitting for sign permits.

Planner Keith Newman presented S19-08 Mercy Val Vista Center Request for Preliminary Plat. The site is located at the southeast corner of Val Vista Drive and Mercy Road across the street from the Gilbert Mercy Hospital and to the west of the Ironwood Cancer Center. The site is 8.97 acres and the applicant is requesting approval for a total of 5 proposed lots with 25% landscaping. This project site came before the Commission in March for a General Plan Amendment and PAD rezone, for which the Commission recommended unanimous approval.

There are two entrances off Mercy Road with the eastern entrance being aligned with the hospital entrance across the street. The main entrance into the development is off Val Vista Drive. There are three entrances along the southern boundary of the property, two of which match up with drive entrances for the commercial development to the south. Mr. Newman believed there were approximately 90,000 SF of building space.

Most of the landscaping is proposed along the perimeter of the development site. As part of the PAD zoning, the developer asked for zero landscape setbacks along Mercy Road, and a 10 foot landscape setback along the eastern boundary of the site. Despite those reduced landscape setbacks that were approved by Council, the site still has a sufficient amount of landscaping at about 25%. The interior landscaping will be seen in the Design Review case for each lot as those come forward for development. Most of the retention will be in underground basins beneath the parking area and drive aisles with some along the perimeter. Along with the Preliminary Plat, the applicant is also seeking approval of a Master Site Plan which mimics the Preliminary Plat but with more details. The Master

Site Plan will allow us to see if the lots are large enough to accommodate the development and see how everything fits and works together. Staff recommends approval of the Preliminary Plat and Master Site Plan for Mercy Val Vista Center.

QUESTIONS/COMMENTS:

Vice Chair Bloomfield has always liked this project and felt the pre plat works well. The landscape plan is a bit misleading as it looks like there is not nearly enough to screen around those building, but that is not what it is intended to do. It is just for the Master Site Plan and pre plat. He thought it looked great and felt they have accommodated and met all of the requirements of the General Plan and zoning. He likes the project and looks forward to seeing what comes in on these parcels.

Chairman Andersen asked if the applicant wished to address the Commission.

Applicant Reese Anderson, Pew & Lake, PLC, thanked staff for the presentation and Vice Chair Bloomfield for his comments. He urged the Commission's support and would be happy to answer any questions.

There were no further questions or comments from the Commission.

Chairman Andersen asked staff to open the line to attendees for any comments. There were no comments from attendees.

Chairman Andersen closed the public hearing and brought the discussion back to the Commission.

COMMISSION DISCUSSION:

Commissioner Cavenee felt the applicant has done a good job of addressing the previous concerns. Overall, it lays out very nicely. He initially thought that the landscaping strip on the east boundary was a little thin, but since staff is comfortable with it, he felt it will be fine. He appreciated that all of the connection points do align with neighboring inlets and he recognized that many things will be right in right out only, which should be fine. He felt there were plenty of access points. He felt the plat layout was great and he was in favor.

MOTION: Vice Chair Bloomfield moved to approve the Findings of Fact and S19-08, Mercy Val Vista Center, Request to approve a Preliminary Plat and Open Space Plan for 5 lots on approx. 8.97 acres generally located at the southeast corner of Val Vista Dr. and Mercy Rd. and zoned Business Park (BP) and General Commercial (GC) zoning district, both with a Planned Area Development (PAD) overlay; seconded by Commissioner Simon. **Motion passed 7-0.**

ADMINISTRATIVE ITEMS

- 15. Planning Commission Minutes** - Consider approval of the minutes of the Study Session and Regular Meeting of April 1, 2020.

MOTION: Vice Chair Bloomfield moved to approve the minutes of the Study Session and Regular Meeting of April 1, 2020; seconded by Commissioner Cavenee. **Motion passed 7-0.**

COMMUNICATIONS

- 16. Report from Chairman and Members of the Commission on current events:**

There were no reports.

- 17. Report from Planning Services Manager on current events:**

Eva Cutro thanked everyone for adapting to the WebEx format. Unfortunately, there was one mishap when the WiFi dropped. Other than that, it was running smoothly and she appreciated everyone's patience.

Chairman Andersen felt staff did a great job tonight with the new format.

Ms. Cutro stated there is a good chance that we will continue with this WebEx format for the June meeting.

ADJOURNMENT

With no further business before the Planning Commission, Chairman Andersen adjourned the Regular Meeting at 6:50 p.m.

Brian Andersen, Chairman

ATTEST:

Dana Desing, Recording Secretary